



County of Los Angeles  
**CHIEF EXECUTIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

May 13, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: LOS ANGELES COUNTY  
WATERWORKS DISTRICT NO. 13, LOMITA  
PARCELS 22-3EX, 22-4EX, 22-5EX, 32-2EX, AND 32-3EX  
QUITCLAIM DEED BETWEEN THE COUNTY OF LOS ANGELES  
AND THE CITY OF LOMITA AND THE CITY OF ROLLING HILLS ESTATES  
(SUPERVISORIAL DISTRICT 4)  
(3 VOTES)**

**SUBJECT:**

This action is to quitclaim all rights, title, and interests in real property that was formerly owned by the Los Angeles County Waterworks District, No. 13, to the City of Lomita.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Authorize the quitclaim of all rights, title, and interest in real property from the County of Los Angeles to the City of Lomita.
2. Instruct the Chair to sign the Quitclaim Deed and authorize delivery to the City of Lomita.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action will establish of record, the interest of the City of Lomita (City) in Parcels 22-3EX, 22-4EX, 22-5EX, 32-2EX, and 32-3EX.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Community Services (Goal 6). This action will assist the City in establishing its interests of record.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Parcels 22-3EX, et al., were owned by the Los Angeles County Waterworks District, No. 13 (District). In 1985, the District was dissolved and by operation of law, all rights in said parcels were passed to the City as a successor agency. The quitclaim will establish of record, the interest of the City in these parcels.

Parcels 22-3EX and 22-4EX are located at the intersection of Appian Way and Fairview Avenue, and Parcel 22-5EX is located along Walnut Street, south of Turrell Street, in the City of Lomita. Parcels 32-2EX and 32-3EX are located northeast of the intersection of Cypress and 262nd Streets, in the City of Rolling Hills Estates.

The attached Quitclaim Deed document has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed action is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378(b) of the CEQA Guidelines. The proposed action is an administrative activity of government, which will not result in direct or indirect physical changes to the environment.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

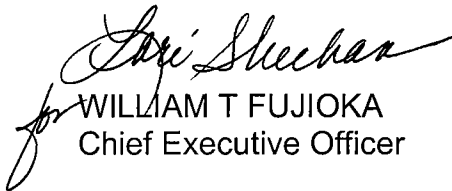
This action establishes, of record, clear title to the parcels, with no impact on current services to the public.

The Honorable Board of Supervisors  
May 13, 2008  
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**CONCLUSION**

Please return one adopted copy of this letter and the executed original Quitclaim Deed to the Department of Public Works, Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

  
WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DDE  
PAP:psr

Attachment

c: Auditor-Controller (Accounting Division - Asset Management)  
County Counsel  
Department of Public Works (Waterworks)

DUPLICATE

RECORDING REQUESTED BY  
AND MAIL TO:

City of Lomita  
24300 Narbonne Avenue  
P.O. Box 339  
Lomita, CA 90717

Attention: City Clerk

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO  
SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION  
27383 OF THE GOVERNMENT CODE.

Assessor's Identification Numbers:

7372-021-903, 7549-004-900,  
7551-013-900, and 7551-013-901

### QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE COUNTY OF LOS ANGELES, a body corporate and politic (hereinafter referred to as COUNTY), does hereby remise, release, and forever quitclaim to the CITY OF LOMITA, a municipal corporation (hereinafter referred to as CITY), all its right, title, and interest in and to the following real property:

ALL THAT REAL PROPERTY in the City of Lomita, County of Los Angeles, State of California, described as Parcels 22-3EX, 22-4EX, and 22-5EX, in Exhibit A attached hereto and by this reference made a part hereof; and

ALL THAT REAL PROPERTY in the City of Rolling Hills Estates, County of Los Angeles, State of California, described as Parcels 32-2EX and 32-3EX, in said Exhibit A.

THE HEREINAFTER DESCRIBED REAL PROPERTY passed, pursuant to California Government Code Section 57451, to the City of Lomita, upon the dissolution of Los Angeles County Waterworks District No. 13, Lomita, in 1985. This Quitclaim Deed is made to establish of record, the interest of the CITY in that property.

Dated **MAY 13 2008**



(COUNTY-SEAL)

COUNTY OF LOS ANGELES,  
a body corporate and politic

By

*Yvonne B. Bente*  
Chair, Board of Supervisors  
of the County of Los Angeles

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By

*[Signature]*  
Deputy

Los Angeles County Waterworks District No. 13 (22) and (32)  
Parcels 22-3EX, 22-4EX, 22-5EX, 32-2EX, and 32-3EX  
S.D. 4 I.M. 024-177 T.G. 793 (G6, H3, H6) PCA Y5139799

**43 of MAY 13 2008**

AH:bw

P:\CONF\AH-QCD WWD 13.DOC RVSD 112107

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 13<sup>th</sup> day of MAY, 2008, the facsimile signature of YVONNE B. BURKE, Chair, of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By

Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By

Deputy

#### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within Quitclaim Deed dated \_\_\_\_\_, from the County of Los Angeles, a body corporate and politic, to the City of Lomita, a municipal corporation, is hereby accepted pursuant to authority conferred by Resolution No. \_\_\_\_\_ of the City Council of said City adopted on \_\_\_\_\_, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

By \_\_\_\_\_

# EXHIBIT A

M024834013  
File with: WATERWORKS DISTRICT NO.13 (22)  
A.P.N. 7372-021-903,7549-004-900  
T.G. 793-H3, H6  
I.M. 024-177  
Fourth District

## LEGAL DESCRIPTION

### PARCEL NO. 22- 3EX:

Lot 23, Tract No. 954, as shown on map recorded in Book 17, page 16, of Maps, in the office of the Recorder of the County of Los Angeles.

Excepting therefrom the northerly 237.97 feet of said lot.

Also excepting therefrom the westerly 60 feet of said lot.

Containing: 4044 ± Square Feet.

### PARCEL NO. 22-4EX:

The westerly 60 feet of above mentioned lot.

Excepting therefrom the northerly 226 feet thereof.

Containing: 7921 ± Square Feet.

### PARCEL NO. 22-5EX:

That portion of Lot 64, Tract No. 15, as shown on map recorded in Book 12, page 189, of Maps, in the office of the above mentioned recorder, described as PARCEL 1 in a Final Order of Condemnation, had in Superior Court Case No.753305, a certified copy of which was recorded in Book D1001, page 987, of Official Records, in the office of the above mentioned recorder.

Containing: 600± Square Feet.

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APPROVED AS TO DESCRIPTION  
October 3, 2002  
COUNTY OF LOS ANGELES  
By [Signature]  
SUPERVISING CADASTRAL ENGINEER II  
Mapping and Property Management Division



# EXHIBIT A

M024834003  
File with: WATERWORKS DISTRICT NO.13 (32)  
A.P.N. 7551-013-900 & 901  
T.G. 793-G6  
I.M. 024-177  
Fourth District

## LEGAL DESCRIPTION

### PARCELS NOS. 32- 2EX & 3EX:

That portion of Lot A of Tract No. 954, as shown on map recorded in Book 17, page 16, of Maps, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at the northwesterly corner of that certain parcel of land described as Parcel No.1 in deed to the COUNTY OF LOS ANGELES, recorded as Document No.1585, on June 13, 1929, in Book 7471, page 308, of Official Records, in the office of said Recorder; thence easterly along the northerly line of said certain parcel of land, a distance of 99.50 feet to the northeasterly corner of said certain parcel of land; thence southerly along the easterly line of said certain parcel of land, a distance of 35.34 feet to the southeasterly corner of said certain parcel of land, said southeasterly corner also being the northeasterly corner of that certain parcel of land described as PARCEL NO.1 in deed to said County, recorded as Document No.1564, on June 5, 1929, in Book 8183, page 141, of said Official Records; thence continuing southerly along the easterly line of said last mentioned certain parcel of land, a distance of 90.00 feet to the southeasterly corner of said last mentioned certain parcel of land, said last mentioned southeasterly corner also being the northeasterly corner of that certain parcel of land described as Parcel No.2 in said first mentioned deed; thence continuing southerly along the easterly line of said last mentioned certain parcel of land, a distance of 205.44 feet to the southeasterly corner of said last mentioned certain parcel of land; thence westerly along the southerly line of said last mentioned certain parcel of land to the easterly line of that certain parcel of land described for CYPRESS STREET in the Resolution by the Board of Supervisors of said County, filed on July 8, 1929, in Minute Book 145, page 393, on file in the office of said Board of Supervisors; thence northerly along the easterly line of said last mentioned certain parcel of land, a distance of 330.78 feet to the point of beginning.

Containing: 32913 ± square feet.  
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APPROVED AS TO DESCRIPTION  
June 10, 2002  
COUNTY OF LOS ANGELES  
By [Signature]  
SUPERVISING CADASTRAL ENGINEER II  
Mapping and Property Management Division